



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

128 – 10th Avenue SW - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

Heyward Watson
Board Chair

Sam Anderson
Residential Construction Industry

Michael Richart
Residential Construction Industry

Christine Walsh Rogers
Mortgage Lending Industry

Vacant
Mortgage Lending Industry

Wanda Coats
Real Estate Sales Profession

Connie Devaney
Apartment Management & Operation Industry

Paul Purcell
For-Profit Housing Development

Kevin Grossman
For-Profit Rental Housing

Tony To
Non-Profit Housing Development

Chris Lowell
Homeless Shelter Operations

Lynn Davison
Special Needs Populations

Joe Ingram
Low Income Housing

Pedro Perez
At-Large/General Public

Tom Tierney
Public Housing Authorities

Hon. Cindy Carter
Counties, Eastern WA

Hon. David Gossett
Counties, Western WA

Hon. Thomas Moak
Cities, Eastern WA

Hon. Joan Hernandez
Cities, Western WA

Toni Johnson on behalf of Christine Olson
Ex-Officio, Dept. of Social & Human Services

Kim Herman
Ex-Officio, Housing Finance Commission

Will Graham
Ex-Officio, Dept. of Commerce

BOARD MEETING SUMMARY

Wednesday, October 20, 2009 10am to 3pm

Tacoma-Pierce County Association of REALTORS–Tacoma, WA

ATTENDANCE

Heyward Watson, Will Graham, Kim Herman, Wanda Coats, Lynn Davison, Kevin Grossman, Paul Purcell, Tony To, Joe Ingram, Connie Devaney, Tom Moak, Christine Walsh-Rogers.

STAFF

Heather Matthews, Jordan Deja, Cheryl Smith.

INTRODUCTIONS AND CONFIRMATION OF AGENDA

Heyward Watson

Heyward summarized the agenda.

APPROVAL OF MINUTES

Members approved the previous meeting summary.

COMMERCE UPDATE

Will Graham provided updates on various aspects of ARRA weatherization work.

- Weatherization wages statewide will be based on either Davis-Bacon or state prevailing wage guidelines.
 - Determinations will be situation based and the higher wage guideline will be used.
- Completed housing units as a result of ARRA funding have not reached the originally proposed target number due to complications with the rule/guideline structure.

Will Graham provided an update on the proposed Commerce structures.

- Rogers Weed (Commerce Director) has been extremely supportive of the Commerce Housing Division and appreciates the continuity within the division that has developed over time.
 - AHAB will compose a letter to Rogers commending him on his recognition of the need for continuity within the Commerce Housing Division.

Five-Year Plan Goal Discussion: Affordable Housing Preservation

- Additional goal solutions will be added.
 - All of the current goal solutions involve the Housing Trust Fund as the primary solution and need to be broadened.
- Affordable housing preservation is a large issue.
 - We need to identify specific items within the issue to focus on.
- Tax burden relief should take place when non-profits purchase affordable housing unit(s).



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

128 – 10th Avenue SW - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

- The AHAB RCW states that we should advise for all income levels
 - The Housing Finance Commission serves individuals with incomes up to 120% AMI
 - Additional language will be added to the plan which demonstrates our advisory capacity up to 120%.
- Subsidy finance breakdowns should focus on the three following AMI income levels ranging from 0-80%:
 - 50-80%-Housing investment, Housing Trust Fund tax credits
 - 30-50%-Housing Trust Fund tax credits
 - 0-30% - All the above.
 - State resources should be applied to individuals with a lower AMI, while tax benefits should be applied to individuals with a higher AMI.
- Greater detail will be used in goal language by adding “Preserve Low-Income Affordable Housing”.

LUNCH

Five-Year Plan Goal Discussion: Workforce Housing

- Inclusionary zoning best practices will be studied to determine if it would work well in Washington.
 - California and Maryland have exceptional inclusionary zoning programs in place
 - Methods to incentivized Inclusionary zoning in Washington will be explored
- Transportation can cost employees up to 35% of their income
 - Additional businesses and affordable housing should be added to transportation zones
 - Methods to incentivize affordable housing within transportation zones will be explored
- Varying levels of employee assistance/education should be added to businesses throughout the state.
 - Many employers are not aware of employee assistance/education programs
 - Appropriate Commerce ITED employees should promote employee assistance programs when they meet with businesses
 - Employers should receive incentives for providing employee assistance/education

SUBCOMMITTEE REPORTS

PAT-Policy Advisory Team

- PAT advised HTF to allocate all \$100 million in 2009.
 - All funded projects are moving forward as planned

Farmworker Sub-Committee

- No report.

SACH

- No report.

OTHER GENERAL REPORTS

- Kim H. summarized the Treasury Plan
 - \$30-35 million will be invested into affordable housing organizations
 - \$15 billion will be invested into state and local agencies



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

128 – 10th Avenue SW - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000

- \$11-12 billion in federal subsidy will be used to subsidize lower income single-family mortgage loans
- Wanda C. described the need to extend and expand the \$8K home buyer tax credit (Note* Since this meeting, the home buyer tax credit has been extended and expanded)
 - Wanda encouraged AHAB to draft a letter supporting this issue
 - A consensus decision was made to encourage the extension and expansion of the home buyer credit and to ask for full-funding for the Housing Trust Fund
- Will discussed the latest flood information
 - A 5-year multi-million dollar project is underway to fix the faulty abutment at the Howard Hanson Dam
 - Possible flood shelter locations were discussed such as:
 - Safeco Field
 - Tacoma Dome
 - Empty “big box” stores
 - Summer camps

ROUNDTABLE DISCUSSION

- The next AHAB meeting will take place at the Tacoma-Pierce County Association of REALTORS® from 10am-3pm.

Future items:

- 1. Finalize goal/plan discussions***

MEETING ADJOURNED 3PM; Next Meeting: November 18, 2009



State of Washington

AFFORDABLE HOUSING ADVISORY BOARD

128 – 10th Avenue SW - PO Box 42525 - Olympia, Washington 98504-2525 - (360) 725-4000